

118.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

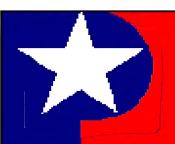
698,100 / 698,100

USE VALUE:

698,100 / 698,100

ASSESSED:

698,100 / 698,100


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
5		THOMAS ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	5 THOMAS STREET LLC	
Owner 2:		
Owner 3:		
Street 1:	1 RIDGE RD	
Street 2:		

Twn/City:	BILLERICA
St/Prov:	MA
Postal:	01821

Cntry:		Own Occ:	N
Postal:	01821	Type:	

PREVIOUS OWNER			
Owner 1:	BARNARD ROBERT L JR -		
Owner 2:	-		
Street 1:	1 RIDGE RD		
Twn/City:	BILLERICA		
St/Prov:	MA	Cntry:	
Postal:	01821	Type:	

NARRATIVE DESCRIPTION			
This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1494 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.			

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS			
Item	Code	Description	%
Z	R1	SINGLE FA	100
o		water	
n		Sewer	
		Electri	
Census:		Exempt	
Flood Haz:			
D		Topo	4
s		Street	
t		Gas:	

LAND SECTION (First 7 lines only)			
Use Code	Description	LUC Fact	No of Units
101	One Family	6551	Sq. Ft.
			Site

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	6551.000	266,500		431,600	698,100	

Total Card	0.150	266,500		431,600	698,100	Entered Lot Size
Total Parcel	0.150	266,500		431,600	698,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	467.14	/Parcel: 467.14	Land Unit Type:

Total Card	0.150	266,500		431,600	698,100	Entered Lot Size
Total Parcel	0.150	266,500		431,600	698,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	467.14	/Parcel: 467.14	Land Unit Type:

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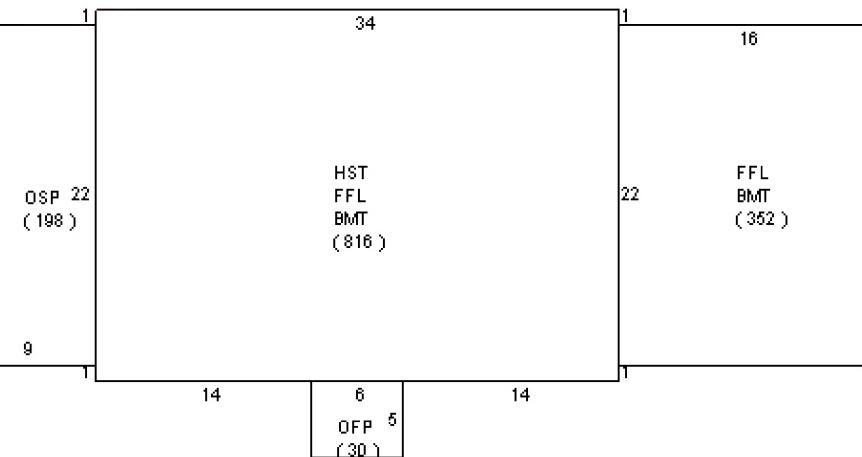
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	5 - Cape			Full Bath:	2	Rating: Average																	
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:																	
(Liv) Units:	1			3/4 Bath:		Rating:																	
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																	
Frame:	1 - Wood			1/2 Bath:		Rating:																	
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average																	
Color:	WHITE			A Kits:		Rating:																	
View / Desir:				Frl:	1	Rating: Average																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1940			Location:																			
Alt LUC:				Total Units:																			
Jurisdct:				Floor:																			
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN							
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26. %		Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal	1 - Drywall			Functional:		%		Interior:		1	6	3											
Sec Int Wall:		%		Economic:		%		Additions:															
Partition:	T - Typical			Special:		%		Kitchen:															
Prim Floors:	4 - Carpet			Override:		%		Baths:															
Sec Floors:		%		Total:	26.4	%		Plumbing:															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	110.00			Heating:															
Bsmnt Gar:	2			Size Adj.:	1.31624365			General:															
Electric:	3 - Typical			Const Adj.:	0.97029907			COMPARABLE SALES				SUB AREA											
Insulation:	2 - Typical			Adj \$ / SQ:	140.487			Rate	Parcel ID	Typ	Date	Sale Price		SUB AREA DETAIL									
Int vs Ext:	S			Other Features:	89500								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel:	1 - Oil			Grade Factor:	1.00								BMT	Basement	1,168	42.150	49,226	HST	100	UNF			
Heat Type:	5 - Steam			NBHD Inf:	1.00000000								FFL	First Floor	1,168	140.490	164,088						
# Heat Sys:	1			NBHD Mod:									HST	Half Story	408	129.250	52,733						
% Heated:	100			LUC Factor:	1.00								OSP	Screen Porch	198	26.510	5,248						
Solar HW:	NO			Adj Total:	362077								OPP	Open Porch	30	42.690	1,281						
% Com Wal				Depreciation:	95588																		
				Deprecated Total:	266488																		
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val															
Make:				Juris. Factor:				Before Depr:	140.49														
Model:				Special Features:	0			Val/Su Net:	89.67														
Serial #:				Final Total:	266500			Val/Su SzAd:	169.10														
Year:				PARCEL ID	118-0-0005-0005.0														IMAGE				
Color:																		AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:											